



SDMS DocID

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DEED RESTRICTIONS**NOTICE OF HAZARDOUS SUBSTANCE DISCLOSURE
AND DECLARATION OF RESTRICTIONS****NOTICE**

Pursuant to the Section 512(b) of the Pennsylvania Hazardous Sites Cleanup Act, 35 Pa. Stat. Ann. Section 6020.512(b), NOTICE IS HEREBY GIVEN that the Premises herein described has been or may have been a site of the release or disposal of hazardous substances as described in that certain Site Characterization and Final Remediation Report dated December 2001, prepared by Enviro-Sciences, Inc. ("ESI") and filed with the Pennsylvania Department of Environmental Protection (hereinafter "PaDEP"), (hereinafter the "ESI Report") which is incorporated herein by reference as if here fully set forth.

DECLARATION

WHEREAS, U.C.O.-M.B.A. Corporation (hereinafter "the Owner") is the owner in fee simple of all of the premises known as 6801New State Road, Philadelphia, PA, as is more fully described as Premises "A" in the attached deed, which is recorded in the City of Philadelphia Department of Records as Document Id 50237214, which premises is hereinafter referred to as "the Premises."

WHEREAS, the Premises is generally located within a G-2 industrial zoning district with the rear portion of the Premises within an L-R, or Least Restricted industrial zone, which is one of the most permissive industrial zoning districts within Philadelphia.

WHEREAS, the Owner has had performed the ESI Report, and has undertaken certain environmental investigations including the installation and maintenance of monitoring wells and

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09:00AM
Doc Code: DM Commissioner of Records, City of Philadelphia

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Receipt #: 359205
Rec Fee: 64.50

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remediation of the Premises as described in the ESI Report including the removal of surface soils and construction and maintenance of an asphalt cover over the Premises which is fenced.

WHEREAS, the Owner has taken these actions and submitted the ESI Report to PaDEP pursuant to the Pennsylvania Land Recycling and Environmental Remediation Standards Act of 1995, 35 P.S. Sections 6026.101 et seq. ("Act 2") and the regulations promulgated thereunder, 25 PA Code, Chapter 250.

WHEREAS, the United States Environmental Protection Agency ("USEPA") has also expressed an interest in the investigation of the Site, and has required that funds be placed in trust for that purpose;

WHEREAS, Owner desires to place restrictions on the use of the Premises in order to protect human health and the environment by limiting or prohibiting certain activities that may interfere with the integrity of the remedial action including the asphalt cover and controlling any potential exposure to regulated substances at or from the Premises; providing for inspection and maintenance of the remedy, and insuring the use of the Premises is consistent with the environmental conditions.

NOW THEREFORE, in consideration of the above, the Owner does, for itself and its successors and assigns, hereby declare, enter into and adopt the restrictions hereinafter set forth, which are for the purposes set forth above and which shall run with the Premises:

1. The Premises shall be used in perpetuity solely for commercial and industrial purposes consistent with its zoning, excluding child care; shall not be used for any residential purpose, and shall not or be used for any activity or in a manner that is likely to interfere with the integrity of the remedial action including the asphalt cover or any monitoring

wells for so long as the monitoring wells must be maintained on the Premises pursuant to the ESI Report and Act 2.

2. No subsurface excavation, digging, drilling or other disturbance of the asphalt cover or subsurface underlying the Premises shall be conducted without first notifying PaDEP as soon as practicable, and in performing such activities any applicable requirements of law including the regulations of the Occupational Safety and Health Administration, 29 C.F.R. section 1910.120, shall be fully complied with. Excavation on the Premises to install subsurface utilities or other purposes shall be done only with a site-specific Health and Safety Plan that references and addresses potential exposure to PCBs, and limits contact by workers with subsurface soils to no more than 14 shift/days.
3. The groundwater at the Premises shall not be used for drinking water, agricultural or any other domestic purpose, and the soil of the Premises shall not be used for any agricultural purpose.
4. The fencing and any and all monitoring wells shall be inspected and maintained in accordance with the ESI Report.
5. No use of the Premises shall be permitted that may violate, adversely affect or detract from the restrictions contained herein.
6. This Declaration may be amended or revoked only upon written consent of USEPA and PaDEP or any successors thereto, other government agencies as appropriate, and the Owner or its successors or assigns, upon recording in the County and City of Philadelphia land records or otherwise recording pursuant to the laws of Pennsylvania a Declaration revising or amending this Declaration.

7. This Declaration and the restrictions set forth herein shall, as of the date of execution hereof, bind the Owner, its successors and assigns, and shall hereafter bind and run with the Premises, and are forever enforceable.
8. These restrictions shall be included in and otherwise made legally binding in all subsequent leases, and transfer, conveyance or encumbrance documents relating to the Premises.
9. This Declaration and the restrictions set forth herein benefit of USEPA and PaDEP and their successors, and shall be enforceable by them, and any other appropriate government authorities as provided by law.

IN WITNESS WHEREOF, Owner has caused this Notice and Declaration to be executed in its name by a duly authorized officer, and its corporate seal to be hereto affixed hereto as of the 10th day of Sept, 2004.

U.C.O. - M.B.A. CORPORATION

By: *Daniel T. Pijut*
Daniel T. Pijut
Vice President, Treasurer and Secretary

ATTEST:

Jessica Bachman, Exec. Asst.
Name and Title

Sworn to and subscribed before me
this 10 day of Sept, 2004.

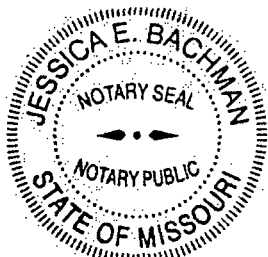
Jessica E. Bachman
Notary Public
My Commission Expires: 6-14-08



STATE OF Missouri :
COUNTY OF St Louis : SS

On this, the 10 day of September, 2004, before me, the subscriber, a Notary Public of the state and county aforesaid, personally appeared DANIEL T. PIJUT, Vice President, Treasurer, and Secretary, and stated to my satisfaction that he executed this Deed Restrictions in behalf of declarant.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



JESSICA E. BACHMAN
NOTARY PUBLIC - STATE OF MISSOURI
ST. LOUIS COUNTY
My Commission Expires June 14, 2008

Jessica E. Bachman
NOTARY PUBLIC

City of Philadelphia Department of Records

RECORDING INFORMATION SUMMARY (RIS)

The information provided by you will be relied upon by the Department of Records for examination and indexing purposes. If there is any conflict between the RIS and the attached document, the information on the RIS shall prevail for examination and indexing purposes.

1) RETURN DOCUMENT TO:

Name: Michael Mattioni, Esquire
 Address: MATTIONI, LTD.
399 Market Street, 2nd Floor
Philadelphia, PA 19106
 Telephone: (215) 629-1600

2) Type of Document:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Deed | <input type="checkbox"/> Mortgage | <input type="checkbox"/> Lease/Memorandum of Lease |
| <input type="checkbox"/> Sheriff's Deed | <input type="checkbox"/> Release of Mortgage | <input type="checkbox"/> Assignment of Lease & Rent |
| <input type="checkbox"/> Deed of Condemnation | <input type="checkbox"/> Assignment of Mortgage | <input type="checkbox"/> Easement |
| <input type="checkbox"/> Other Deed | <input type="checkbox"/> Satisfaction of Mortgage | <input type="checkbox"/> Other _____ |

(specify)

3) Date of Document: 01 / 31 / 01
 month day year

4) Grantor/Mortgagor/Assignor/Lessor/ a) PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT
 Other: _____
 (Last Name First Name Middle Initial) b) _____

5) ☐ Additional names on Continuation Page of RIS

6) Grantee/Mortgagee/Assignee/Lessee/ a) U.C.O.-M.B.A. CORPORATION
 Other: _____
 (Last Name First Name Middle Initial) b) _____

7) ☐ Additional names on Continuation Page of RIS

8) Property Address:

a) House No. & Street Name: 6801 Wissinoming Street
 Condo Name(if applicable): _____ Unit # _____ Philadelphia, PA Zip Code: 19136
 BRT Account # (optional): _____ Parcel Identification Number (PIN) (optional): _____

9) ☒ Additional addresses on Continuation Page of RIS

10) Grantee's Mailing Address (Deed Only):

(If Grantee is at a different address than the Property Address listed in Section 5, complete this section.)

a) Grantee or Designee Name: Michael Mattioni, Esquire
 House No. & Street Name: 399 Market Street, Second Floor
 City: Philadelphia State: PA Zip Code: 19106

11) Recording Information to be Referenced. Mortgage to be released/satisfied/assigned/modified:

a) Name of Original Mortgagee: _____ Recorder's Index Information of Original Mortgage:
 Recording Date of Original Mortgage: _____ month / _____ day / _____ Year Initials, Book and Page or Doc. ID#

12) ☐ Additional references on Continuation Page of RIS

13) If applicable, please check: ☐ Consolidation ☐ Subdivision

14) Signature Information

U.C.O.-M.B.A. CORPORATION
c/o Michael Mattioni, Esquire

a) *OR-or-*EE Name

(215) 629-1600

b) *OR-or-*EE Telephone Number

Michael Mattioni

c) *OR-or-*EE Signature

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For Records Department use only



50237214

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 04/06/2001 03:27PM

This Document Recorded
 04/06/2001 State RTT: 10.021.09
 03:27PM Local RTT: 0.00
 Doc Code: D Commissioner of Records, City of Philadelphia

Doc Id: 50237214
 Receipt #: 85336
 Rec Fee: 48.50

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City of Philadelphia Department of Records

RECORDING INFORMATION SUMMARY (RIS)

Type of Document from Section 2 : Off

Copy Name from Section 4a:

PHILA. AUTHORITY FOR INDUSTRIAL

Copy Name from Section 6a:

U.C.O.-M.B.A. CORPORATION

4) Grantor/Mortgagor/Assignor/Lessor/ (c) DEVELOPMENT
Other:

Cont'd (d)

(Last Name First Name Middle Initial) (e)

(f)

6) Grantee/Mortgagee/Assignee/Lessee/ (c)
Other:

Cont'd (d)

(Last Name First Name Middle Initial) (e)

(f)

8) Property Address:

b) House No. & Street Name: 7301 Milnor Street

Condo Name(if applicable): Unit # Philadelphia, PA Zip

Code: 19136

BRT Account # (optional): Parcel Identification Number (PIN) (optional):

c) House No. & Street Name:

Condo Name(if applicable): Unit # Philadelphia, PA Zip

Code:

BRT Account # (optional): Parcel Identification Number (PIN) (optional):

d) House No. & Street Name:

Condo Name(if applicable): Unit # Philadelphia, PA Zip

Code:

BRT Account # (optional): Parcel Identification Number (PIN) (optional):

11) Recording Information to be Referenced. Mortgage to be released/satisfied/assigned/modified:

b) Name of Original

Mortgagee:

Recording Date of Original Mortgage:

month / day / year

Recorder's Index Information
of Original Mortgage:

Initials, Book and Page or Doc. ID#

c) Name of Original

Mortgagee:

Recording Date of Original Mortgage:

month / day / year

Recorder's Index Information
of Original Mortgage:

Initials, Book and Page or Doc. ID#

d) Name of Original

Mortgagee:

Recording Date of Original Mortgage:

month / day / year

Recorder's Index Information
of Original Mortgage:

Initials, Book and Page or Doc. ID#

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for Records Department use only



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PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

RECORDER'S USE ONLY

DATE RECORDED

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT - All inquiries may be directed to the following person:

NAME Michael Mattioni, Esquire	TELEPHONE NUMBER AREA CODE 215 629-1600
STREET ADDRESS 399 Market Street, 2nd Floor, Philadelphia	CITY PA 19106

B. TRANSFER DATA

GRANTOR(S)/LESSOR(S) PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT	DATE OF ACCEPTANCE OF DOCUMENT
STREET ADDRESS 2600 Centre Square West, 1500 Market Street	GRANTEE(S)/LESSEE(S) U.C.O.-M.B.A. CORPORATION
CITY Philadelphia PA 19102-2126	STREET ADDRESS C/O THE UNION CORPORATION 390 South Woods Mill Road, Suite 350
STATE PA	CITY St. Louis MO 63017

C. PROPERTY LOCATION

STREET ADDRESS 6801 Wissinoming Street/7301 Milnor St	CITY, TOWNSHIP, BOROUGH Philadelphia
COUNTY Philadelphia	SCHOOL DISTRICT Philadelphia
	TAX PARCEL NUMBER 88-4-181000/88-4-258000

D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION \$1.00	2. OTHER CONSIDERATION + 0	3. TOTAL CONSIDERATION = \$1.00
4. COUNTY ASSESSED VALUE \$292,160.00	5. COMMON LEVEL RATIO FACTOR x 3.43	6. FAIR MARKET VALUE = \$1,002,108.80

E. EXEMPTION DATA

1A. AMOUNT OF EXEMPTION 100%	1B. PERCENTAGE OF INTEREST CONVEYED 100%
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2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or Intestate succession (NAME OF DECEDENT)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number, Page Number. Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).
- ☐ Corrective deed (Attach copy of the prior deed).



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☒ Other (Please explain exemption claimed, if other than listed above.) This Conveyance is exempt from transfer tax pursuant to Section 19-1405 of the Philadelphia Code which states in Subsection (12) (iii): Any transfer from a nonprofit industrial development agency or authority of a property conveyed to the agency or authority prior to July 1, 1987.

Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

AR100008

DEED

**PHILADELPHIA AUTHORITY
FOR INDUSTRIAL DEVELOPMENT**

TO

U.C.O. - M.B.A. CORPORATION

Premises

DEED

THIS INDENTURE made this 3/5 day of JANUARY, 2001.

BETWEEN the Philadelphia Authority for Industrial Development ("Grantor") and U.C.O.-
M.B.A. Corporation ("Grantee").

WITNESSETH, that the said Grantors for and in consideration of the sum of One (\$1.00) Dollar,
lawful money of the United States of America, paid to the Grantor by the said Grantee, at or
before the sealing of these presents, the receipt of whereof is hereby acknowledged, do grant,
bargain, sell, release, convey and confirm to said Grantee, its successors and assigns,

PREMISES "A"

ALL THAT CERTAIN TRACT or piece of ground, with the buildings and improvements
thereon erected, SITUATE in the Forty-first Ward of the City of Philadelphia, bounded and
described in accordance with a plan and survey made thereof by Barton & Martin, Engineers,
Philadelphia, PA., dated December 8, 1956, approved by Howard L. LeQuin, Surveyor and
Regulator of the First Survey District dated December 12, 1956, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Wissinoming Street (sixty feet wide) at the
distance of seven hundred twenty-one (721) feet four and one-quarter (4-1/4) inches
Northeastwardly along the said side from the Northeasterly side of Unruh Street (sixty feet
wide); thence from said point of beginning along said side of Wissinoming Street North Sixty-
one degrees, Forty-two minutes, Twenty-two seconds East sixteen (16) feet eleven and one-
eighth (11-1/8) inches to an angle point; thence further along said Wissinoming Street North
Sixty-one degrees, Thirty-three minutes, Thirty-five seconds East five hundred seventy-five
(575) feet and eleven and five-eighths (11-5/8) inches to a point; thence leaving said Wissinoming

Street South Twenty-eight degrees, Thirty-two minutes, Twenty-five seconds East four hundred forty-four (444) feet six (6) inches to a point; thence South Sixty-one degrees, Thirty-three minutes, Thirty-five seconds West six hundred and seven (607) feet one and one-eighth ($1\frac{1}{8}$) inches to a point; thence North Twenty-seven degrees, Forty-two minutes, Twenty-five seconds West three hundred ninety-four (394) feet eight and one-eighth ($8\frac{1}{8}$) inches to a point; thence North Sixty-two degrees, Seventeen minutes, Thirty-five seconds East seven (7) feet eight and three-quarters ($8\frac{3}{4}$) inches to a point; thence North Twenty-seven degrees, Forty-two minutes, Twenty-five seconds West fifty (50) feet to the first mentioned point and place of beginning.

PREMISES "B"

ALSO ALL THAT CERTAIN lot or piece of ground, SITUATE in the Sixty-fifth Ward of the City of Philadelphia described according to a Survey and Plan of Property made for The Metal Bank of America by John J. McKeough, Jr., Surveyor and Regulator of the First District dated the Fourteenth day of December A.D. 1967 to wit:

BEGINNING at an interior point which interior point is measured South Twenty-nine degrees, Thirty-three minutes, Forty seconds East the distance of Ninety-nine (99) feet Eight (8) inches from a point which point is measured South Fifty-seven degrees, Forty-eight minutes, Twenty-five seconds West the distance of Nine (9) feet Four and One-eighth ($4\frac{1}{8}$) inches from a point which is measured South Thirty-seven minutes, Fifty-three seconds, East the distance of Five Hundred Nine (509) feet One and Three-fourths ($1\frac{3}{4}$) inches from a point on the Southeasterly side of Milnor Street (Sixty feet wide) which point is measured North Fifty-seven degrees, Forty-eight minutes, Twenty-five seconds East along the said Southeasterly side of Milnor Street the distance of One Hundred Seventy-nine (179) feet and Six and one-eighth ($6\frac{1}{8}$) inches from a

point on the Northeasterly side of Cottman Avenue (Thirty-three feet wide) legally open within the bed of Cottman Avenue (Fifty feet wide); thence extending from said beginning point North Fifty-seven degrees, Forty-eight minutes, Twenty-five seconds East the distance of Two Hundred Sixty-six (266) feet Ten and Three-eighths ($10 \frac{3}{8}$) inches to a point; thence South Thirty-two degrees, Eleven minutes, Thirty-five seconds East crossing Delaware Avenue (One Hundred Fifty feet wide) not open Seven Hundred Fifty (750) feet Two and Three-fourths ($2 \frac{3}{4}$) inches to a point; thence South Sixty-nine degrees, Twenty-eight minutes, Forty-five seconds West partly recrossing said Delaware Avenue (not open) Three Hundred Four (304) feet Nine and Three-fourths ($9 \frac{3}{4}$) inches to a point in the bed thereof thence North Twenty-nine degrees, Thirty-three minutes, Forty seconds West partly crossing said Delaware Avenue (not open) Six Hundred Eighty-nine (689) feet Three and one-half ($3 \frac{1}{2}$) inches to a point being the first mentioned point and place of beginning.

PREMISES "C"

ALSO, all right, title and interest in and to that certain lot or piece of ground SITUATE in the Sixty-fifth Ward of the City of Philadelphia, described according to a Survey and Plan of property made for The Metal Bank of America, Inc. by John J. McKeough, Jr., Surveyor and Regulator of the First District dated the Fourteenth day of December A.D. 1967 to wit:

BEGINNING at an interior point in the bed of Delaware Avenue (One Hundred Fifty feet wide) not open which interior point is measured South Twenty-nine degrees, Thirty-three minutes, Forty seconds, East the distance of Seven Hundred Eighty-Eight (788) feet Eleven and One-half ($11 \frac{1}{2}$) inches from a point which point is measured South Fifty-seven degrees, Forty-eight minutes, Twenty-five seconds West the distance of Nine (9) feet Four and One-eighth ($4 \frac{1}{8}$)

inches from a point; which point is measured South Thirty degrees, Thirty-seven minutes, Fifty-three seconds East the distance of Five Hundred Nine (509) feet One and Three-fourths ($1 \frac{3}{4}$) inches from a point on the Southeasterly side of Milnor Street (Sixty feet wide) which point is measured North fifty-seven degrees, Forty-eight minutes, Twenty-five seconds East along the said Southeasterly side of Milnor Street the distance of One Hundred Seventy-nine (179) feet Six and One-eighth ($6 \frac{1}{8}$) inches from the Northeasterly side of Cottman Avenue (Thirty-three feet wide) legally open within the bed of Cottman Avenue (Fifty feet wide); thence extending from said beginning point North Sixty-nine degrees, Twenty-eight minutes, Forty-five seconds East partly crossing said Delaware Avenue (not open) the distance of Three Hundred Four (304) feet Nine and Three-fourths ($9 \frac{3}{4}$) inches to a point; thence South Thirty-two degrees, Eleven minutes, Thirty-five seconds East Two Hundred Twenty (220) feet and Seven-eighths ($\frac{7}{8}$) inches to a point on the Bulkhead Line of Delaware River as approved by Secretary of War on the Tenth day of September A.D. 1940; thence South Thirty-two degrees, Eleven minutes, Thirty-five seconds East Three Hundred Twenty-five (325) feet Eleven and One-eighth ($11 \frac{1}{8}$) inches to a point on the Pierhead Line of Delaware River as approved by Secretary of War on the Tenth day of September A.D. 1940; thence South Seventy-nine degrees, Twenty-four minutes, Thirty-six seconds West along aforesaid Pierhead Line Three Hundred Forty-four (344) feet Ten (10) inches to a point; thence North Twenty-nine degrees, Thirty-three minutes, Forty seconds West Three Hundred Twenty-two (322) feet Seven and Three-fourths ($7 \frac{3}{4}$) inches to a point on aforesaid Bulkhead Line thence North Twenty-nine degrees, Thirty-three minutes, Forty seconds West partly recrossing said Delaware Avenue (not open) One Hundred Fifty-eight (158) feet Six

and Three-fourths ($6 \frac{3}{4}$) inches to a point in the bed thereof being the first mentioned point and place of beginning.

PREMISES "D"

ALSO ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE in the Forty-first Ward of the City of Philadelphia described in accordance with a Plan of Property surveyed for L. Goldstein's Sons Co., by John J. McKeough, Jr., Surveyor and Regulator of the First District dated October 10, 1962 and described as follows, to wit:

BEGINNING at the point of intersection of the Southeast side of Milnor Street (Sixty feet wide) with the Northeast side of Cottman Avenue (legally open Thirty-three feet wide) (on City Plan Fifty feet wide), thence North Fifty-seven degrees, Forty-eight minutes, Twenty-five seconds East along the Southeast side of Milnor Street One Hundred Seventy-nine (179) feet Six and One-eighth ($6 \frac{1}{8}$) inches to a point; thence leaving the said side of Milnor Street and extending South Thirty degrees, Thirty-seven minutes, Fifty-three seconds East Five Hundred Nine (509) feet One and Three-fourths ($1 \frac{3}{4}$) inches to a point, thence extending South Fifty-seven degrees, Forty-eight minutes, Twenty-five seconds West Nine (9) feet Four and One-eighth ($4 \frac{1}{8}$) inches to a point, thence extending South Twenty-nine degrees, Thirty-three minutes, Forty seconds East Seven Hundred Eighty-eight (788) feet Eleven and One-half ($11 \frac{1}{2}$) inches to a point in the bed of Delaware Avenue (on City Plan One Hundred Fifty feet wide - not open); thence extending through the bed of Delaware Avenue (not open) South Sixty-nine degrees, Twenty-eight minutes, Forty-five seconds West One Hundred Eighty-one (181) feet Nine and One-eighth ($9 \frac{1}{8}$) inches to a point on the Northeast side of Cottman Avenue; thence extending along the

PREMISES "E"

BEGINNING at a point on the Northeast side of Cottman Avenue (legally open Thirty-three feet wide) (on City Plan Fifty feet wide) which point is measured South Twenty-nine degrees, Thirty-three minutes, Forty seconds East One Thousand Two Hundred Sixty-one (1261) feet Seven and three-fourths ($7 \frac{3}{4}$) inches from the intersection of the said side of Cottman Avenue with the Southeast side of Milnor Street (Sixty feet wide); thence extending North Sixty-nine degrees, Twenty-eight minutes, Forty-five seconds East One Hundred Eighty-one (181) feet Nine and One-eighth ($9 \frac{1}{8}$) inches to a point; thence extending South Twenty-nine degrees, Thirty-three minutes, Forty seconds East One Hundred Fifty-eight (158) feet Six and three-fourths ($6 \frac{3}{4}$) inches to a point in the bulkhead line approved by the Secretary of War, September 10, 1940, thence still South Twenty-nine degrees, Thirty-three minutes, Forty seconds East Three Hundred Twenty-two (322) feet Seven and Three-fourths ($7 \frac{3}{4}$) inches to a point in the pierhead line approved by the Secretary of War, September 10, 1940, thence extending along said pierhead line South Seventy-nine degrees, Twenty-four minutes, Thirty-six seconds West One Hundred Eighty-nine (189) feet Nine and Three-fourths ($9 \frac{3}{4}$) inches to a point on the Northeast side of

Cottman Avenue (Thirty-three feet wide), thence extending North twenty-nine degrees, Thirty-three minutes, Forty Seconds West Three Hundred Twenty-three (323) feet Eleven (11) inches to a point on the aforementioned bulkhead line; thence still along the said side of Cottman Avenue North Twenty-nine degrees, Thirty-three minutes, Forty seconds West One Hundred Twenty-four (124) feet One and Three-fourths (1 3/4) inches to the point and place of beginning.

Being the same premises which Irving G. Schorsch, Jr. and John B. Schorsch, by Indenture dated the 30th day of September, 1980 and recorded October 3, 1980 in the Office for Recording of Deeds in and for the County of Philadelphia in Deed Book E.F.P. No. 0042 Page 345 granted and conveyed unto the Philadelphia Authority for Industrial Development.

Under and Subject to certain Agreements, Reservations and Exceptions of record.

TOGETHER will all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof.

AND ALSO, all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, of said Grantor, of, in, or to the above described premises.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said Grantee, its successors and assigns, to their own proper use, benefit and behoof forever.

AND the said Grantor, for itself, its successors and assigns, the above described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the Grantee, its successors and assigns, and against all and every person or or persons

IN WITNESS WHEREOF, the said Grantors, have hereunto set their hands the day and year first above written.

PHILADELPHIA AUTHORITY FOR
INDUSTRIAL DEVELOPMENT

Attest: Paul J. Buge
Secretary

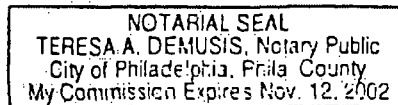
ACKNOWLEDGMENT

Commonwealth of Pennsylvania)
) SS:
County of Philadelphia)

On this 31 day of January A.D. 2001, before me, the undersigned officer, personally appeared James McManus known to me to be the person whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained as Chairman of the Philadelphia Authority for Industrial Development.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Teresa A. Demusis



RECORDED in the Office for Recording of DEEDS in and for the County of Philadelphia in DEED BOOK _____ No. _____ Page _____ on this _____ day of _____ A.D. 19____.

Given under my hand and seal of
the said office the day and year aforesaid.
